

City Council Special and Regular Meetings, February 8, 2000

Twin Pines Senior and Community Center, 1223 Ralston Avenue

SPECIAL MEETING – 5:30 P.M.

CLOSED SESSIONS

A. Conference with Property Negotiator, Susan Westman, pursuant to Government Code Section 54956.8

1. APN's: 045-163-050,-060,-070,-080,-210,-240,-045-164-030; 045-152-560

B. Conference with Property Negotiator, Susan Westman, pursuant to Government Code Section 54956.8

1. APN's: 045-246-130, 045-243-040, 045-252-080; 772-003-000-1-00; 045-025-252-06A; 045-025-252; 17A-30-A; 045-247-040; 045-247-030; 772-003-000-100,CA; 040-311-120; 040-331-200; 045-182-080; 045-182-070; 045-243-020; 045-243-030; 045-182-100; 045-182-110; 045-182-240; 045-164-030; 040-332-230.

C. Public Employee Appointment, pursuant to Government Code Section 54957

1. Senior Planner

Attended by Councilmembers Warden, Hahn, Wright, Rianda, Cook, City Manager Westman, City Attorney Savaree. Public Works Director Curtis attended Closed Sessions A-1 – B-1 City Clerk Kern was excused from attending.

Adjournment at this time, being 6:10 P.M., these Closed Sessions were adjourned.

Meeting not tape recorded

Kathy Kern

Belmont City Clerk

SPECIAL MEETING: 6:10 P.M.

COUNCILMEMBERS PRESENT: Rianda, Warden, Hahn, Wright, Cook

COUNCILMEMBERS ABSENT: None

Staff Present: City Manager Westman, City Attorney Savaree, Public Works Director Curtis, Community Development Director Vanderpriem, Assistant Finance Director Ryan, Police Chief Goulart, Fire Chief Jewell, Parks and Recreation Director Mittelstadt, Economic Development Director Woepke, City Clerk Kern.

STUDY SESSION

Discussion and consideration of Conceptual Plans for City Hall exterior remodel and addition

City Manager Westman stated that Ekona Architects had not been satisfied with the photomontage and would provide new photos for the meeting on February 22, 2000. She explained that the process that staff was

recommending, included the Council approving the basic conceptual building design. The site plan would be reviewed by Council and then sent to the Planning Commission for the detail development plans.

C. Rianda asked if the final plans could be put on the Consent Calendar for approval to reaffirm the Planning Commissions decision.

Council concurred with this suggestion.

Mr. Hunter, Ekona Architects, stated that they would provide photos for Council to look at before the meeting on the 22nd.

Adjournment at this time, being 6:30 P.M. this study session was adjourned.

Meeting was tape recorded

Tape No. 450

000a- 13.7a

Kathy Kern

Belmont City Clerk

SPECIAL MEETING: 6:30 P.M.

COUNCILMEMBERS PRESENT: Rianda, Warden, Hahn, Wright, Cook

COUNCILMEMBERS ABSENT: None

Staff Present: City Manager Westman, City Attorney Savaree, Public Works Director Curtis, Community Development Director Vanderpriem, Assistant Finance Director Ryan, Police Chief Goulart, Fire Chief Jewell, Parks and Recreation Director Mittelstadt, Economic Development Director Woepke, City Clerk Kern.

STUDY SESSION

Presentation and discussion regarding the Drs Jadallah and Jordon Project - 873-877 Ralston Avenue. A Proposal for a new three story mixed-use commercial/office/residential building

Mr. Ward Consultant , explained this was a ½ acre project with frontage on Ralston Avenue. He explained that the Doctors spoke to consultants to determine a profitable tenant mix for this 10,000 s.f. project which was driven by the parking requirements.

Mr. Gonsalves, Architect, 490 El Camino Real, explained that the project incorporated a common parking area with the building faced on Emmett Street. He said this was a three story building with retail shops on the first floor, offices on the second floor and two residential units on the third floor. He noted that the project would have a covered mall with a skylight and would provide access to the parking lot. He said this project was 39 feet in height, and the set back for the third floor was 40 feet from the front of the building. He said there would be covered parking created under the second floor overhand. Mr. Gonsalves said that the fencing used at the Village Center along Ralston would be continued at this location to provide continuity, with trees planted along the fence.

In response to C. Hahn, Mr. Gonsalves said parking entrances would be on Emmett Street and Ralston Avenue. He said there would be a walkway to connect the two projects.

Mr. Ward said there was an opportunity to create public art on the wall of the Bank next door.

Dr. Jadallah stated they were excited to redevelop this project and stated that their feasibility study indicated that the project should face Emmett Street because there was a lack of visibility and pedestrian traffic on Ralston Avenue which would have a negative impact on the retail shops.

Council comments included: this project does not fit with the Downtown Plan, and would leave a large hole on Ralston: a dual frontage for the retail shops may work better; the tenants would determine the amount of parking needed for this project; the need for more period architecture on the mall opening. Three Council members preferred the siting of the front of the project on Ralston Avenue: concerns about shared parking and the circulation; concerns about having a three story project which would over-shadow the toy store in the Village Center.

Mr. Ward said one story retail project could not work economically and the third floor residential was necessary to make the project viable. He said they would like the same treatment given to the Village Center project in regards to the parking, which considered that people would park in the Caltrans lots and walk to the shops.

The Council reminded the developers that the Walgreens block was also being redeveloped and that there were opportunities to tie all the projects together to increase pedestrian traffic.

Adjournment at this time being 7:10 P.M. this study session was adjourned.

Meeting Tape recorded

Tape No. 450

13.7a - 55.1a

Kathy Kern

Belmont City Clerk

REGULAR MEETING - 7:30 P.M.

ROLL CALL

COUNCILMEMBERS PRESENT: Rianda, Warden, Hahn, Wright, Cook

COUNCILMEMBERS ABSENT: None

Staff Present: City Manager Westman, City Attorney Savaree, Public Works Director Curtis, Community Development Director Vanderpriem, Assistant Finance Director Ryan, Police Chief Goulart, Fire Chief Jewell, Parks and Recreation Director Mittelstadt, Human Resources Director Kuschon, Economic Development Director Woepke, City Clerk Kern.

REPORT FROM CLOSED SESSIONS

Mayor Cook announced that direction was given, but no action taken and one Closed Session would be held following the Regular Meeting.

PUBLIC/COUNCIL COMMENTS

Mr. Lawhern, 408 Hiller Street, Belmont Historical Society, updated the Council on the new history program Belmont Then and Now, in cooperation with the third grade at Central School. He said the short term goal was to set up computers at the Historical Society or City Hall to present this multi-media presentation which would be complete in May.

Mr. Echert, 1814 Oak Knoll, thanked the Council for taking the time to speak to him.

C.Rianda requested that the 900 6th Avenue project come back to Council for an update.

Staff said they would agendaize this item for the next meeting.

C.Wright updated the Council on the League of California Cities dinner meeting. He reviewed the discussion on Proposition 14 and said it was interesting to hear the statistics which indicated that the City required 35% match could include land, but the bad news was that only \$350,000 would be available. He noted that the League Board was holding discussions regarding future funding at the local/state level. He indicated that the Board members were discussing a cap on property and sales tax at the State level, with the excess sales tax going to the State and excess property tax to the Cities.

C.Cook reported she had met with the Ms. Jenoff, new principal of Carlmont High School. She invited the rest of the Council to visit the school and see the new additions. She said she would be working on partnering with Carlmont in the future.

C.Cook stated she had attended the memorial service on Monday at Bay Meadows for the people in the Alaska Airlines plane crash.

City Manager Westman asked about Council availability for a Team Building Session on Wednesday, March 8th at 3:00 P.M. Council concurred with this date and time.

AGENDA AMENDMENTS

Mayor Cook announced that Consent Calendar items 4-F (police dept software); 4-I (no parking on Sequoia) would be continued to the meeting on 2/22. 4-K (parking on OCR) would be considered separately.

CONSENT CALENDAR

Approval of meeting minutes: Regular Meeting January 11, 2000; Joint Meeting Study Session January 18, 2000. Special and Regular Meeting January 25, 2000.

Approval of Warrant List Dated: 1/13/00 for total amount of \$161,440.92 and dated 1/20/00 for total amount of \$211,995.63.

Written Communication 1). Rec. 1/26/00 Agricultural Energy Consumers Assoc. comments on the alternative proposed decision of C. Wood, A.97-12-020, I.97-11-026, A.94-12-005, I.95-02-015; 2). Rec. 1/28/00 1995 PG&E Storm Response D.99-06-080, OP 8; 3). Rec. 2/2/00 draft decision of ALJ Patrick re A.94-12-005.

Motion to approve Claims Management Report.

Motion to waive reading of Ordinances.

Resolution approving contract with Cerulean Technologies, Inc. for Belmont Police Department in conjunction with the San Carlos Police Department, for purchase and installation of Mobile Data server software.
(CONTINUED TO MEETING OF 2/22).

Resolution No. 8685 authorizing the City Manager to execute First Amendment to the Professional Services Agreement in the amount of \$75,000 with Wheeler Plumbing for Television Inspection Services.

Resolution No. 8686 authorizing the filing of an application for Federal Congestion Mitigation and Air Quality Improvement Program funding for Ralston Avenue Signal Interconnect and El Camino Real/Fifth Avenue safety improvement projects and committing the necessary local match for the projects in the amount of \$30,000 and stating the assurance of City of Belmont to complete the project.

Resolution approving establishment of a No Parking Zone next to a retaining wall at 2722-2726 Sequoia Way.
(CONTINUED TO MEETING OF 2/22)

Resolution No. 8687 approving and accepting the third amended joint powers agreement establishing the Alcohol Violation Temporary Housing Authority. (First Chance).

Ordinance No. 949 approving a rezoning of properties along the 2500 Block of Ralston Avenue (Belmont Canyon Road) from R-1B to HRO-2 District (Appl. No. 99-1128) (2nd reading and adoption).

Resolution No. 8688 against Proposition 28 smoking Initiative Measure.

Resolution No. 8689 in support of Proposition 12 safe neighborhood parks, clean water, clean air and coastal protection bond Act of 2000.

Resolution No. 8690 in support of Proposition 14, Library Bond.

Resolution No. 8691 amending Resolution 8672 extending the filing deadline for applicants for the General Plan Update Team to February 15, 2000.

Motion pursuant to Section 1-11 of the Municipal Code authorizing review of Planning Commission action of February 1, 2000, Item 6-E Public Hearing to consider design review for a second-story addition, consisting of approximately 1,169 s.f. to an existing 1,873 s.f. (including garage and covered entry porch) single-story home. Total floor area including the garage would be approximately 3,042 s.f. Maximum permitted floor area for the lot is 3,065 s.f. (Appl. No. 99-1144) APN: 044-311-150; Zoning: R1-C CEQA Status: Exempt David Hernandez (Applicant) Jen and Charlie Montgomery (Owners)

Consent Calendar adopted as amended. Moved by C. Rianda, seconded by C. Hahn and approved unanimously, by show of hands.

Consideration of Resolution approving establishment of six restricted (30 Minute) and one handicapped parking spaces at 1301 Old County Road.

C. Hahn said she asked that this item be discussed to highlight the fact that some parking changes were being considered.

Public Works Director Curtis explained the changes had been made to accommodate the complaints by the business owners. He said these changes were made following a community meeting held on January 24th.

Mr. Stoia, 720 Comstock Circle, expressed concerns about other businesses in the area parking in front of his shop. He indicated he would like a couple of the four hour parking places moved to accommodate the business next door.

Public Works Director Curtis said he would have his staff meet with the property owners to determine where the parking was needed.

Action: on motion by C. Warden, seconded by C. Wright, and approved unanimously, to adopt:

Resolution No. 8692 approving establishment of Six restricted (30) minute and one handicapped parking spaces at 1301 Old County Road.

Meeting Recess at this time being 8:45 P.M. the meeting was recessed.

Meeting Resumed at this time being 8:50 P.M. the meeting resumed.

BOARD, COMMISSION, COMMITTEE UPDATES, AND STAFF REPORTS

Discussion regarding Council Benefits.

Human Resources Director Kushon reviewed the Council salary and benefits package and indicated that Council could change their medical coverage in September when the employees went through open enrollment.

Council concurred they would leave the benefit package as it was currently.

Update on Business License holders on City Website.

C. Warden stated he appreciated the work being done by staff on this project and said he would appreciate the City starting to collect e-mail and website addresses from business owners.

Discussion and direction regarding City Council Action Form.

Council concurred to use these Action forms on a six month trial basis. City Clerk Kern will use this form to record citizen concerns at the comment section of the Council meetings and distribute to Council and the City Manager for action and response.

Direction to schedule time for Commission interviews for terms expiring, March 1, 2000.

Council concurred with the schedule for the Commission interviews on Feb.16 and 23 beginning at 6:30 P.M. in Conference Room 303A at City Hall.

MATTERS OF COUNCIL INTEREST/CLARIFICATION

Discussion and direction regarding Council taking positions on State Proposition issues. (Cook)

Council concurred that they would consider Propositions on an issue by issue basis.

ADJOURNMENT at this time, being 9:30 P.M., this meeting was adjourned to a Closed Session.

Kathy Kern

Belmont City Clerk

Meeting Tape Recorded

No. 450

000B- 360C

CONTINUED CLOSED SESSION – 9:30 P.M.

Public Employee Appointment, pursuant to Government Code Section 54957

1. Senior Planner

Attended by Councilmembers Warden, Hahn, Wright, Rianda, Cook, City Manager Westman, and City Attorney Savaree. City Clerk Kern was excused from attending.

This meeting was not tape recorded

Adjournment at this time being 10:30 P.M..

Kathy Kern

Belmont City Clerk